

2011 MARCH BOARD OF REVIEW MINUTES

Wednesday, March 16, 2011

Chairperson Jenny Fredenburg called meeting to order on Wednesday, March 16, 2011 at 5:00 p.m. Meeting took place at Brighton City Hall Council Chambers, 200 N. First Street, Brighton, MI

Present: Chairperson Jenny Fredenburg, Member Bill Farquhar, Member Sam Ochnodnick, Assessor Kathy Lupi and Assistant Assessor Colleen Barton. Kathy Lupi will act as secretary to the Board of Review.

Call to the Public: Hearing none, Chairperson Jenny Fredenburg closed the Call to the Public.

Discussion regarding whether or not to cancel the afternoon session on Wednesday, March 23rd for lack of agenda.

Appeals begin

See Attached

After further discussion regarding the afternoon session on March 23rd, it was decided that it would be needed to make decisions on appeals. The afternoon session on March 23rd will begin at noon as posted.

Chairperson Jenny Fredenburg adjourned the meeting at 9:00 p.m.

Weds.

Monday, March 16, 2011

Schedule for the 2011 March Board of Review

City of Brighton Council Chambers

Members Present: Jenny Fredenburg, Sam Ochodnicki, Bill Farquher

Parcel #	Owner's Name	Property Address
Petition # 16-01	4718-30-402-048 GRIFFITH, SCOTT & DIANE	SCHOOL ST
	PETITIONER APPEALING THREE VACANT LOTS. MR. GRIFFITH IS A REALTOR AND SAYS VACANT LAND IS NOT SELLING AT ALL. HE FEELS THAT THE LOTS WOULD SELL FOR ONLY 12,000 EACH. PETITIONER PRESENTED COMPS. ONE ON BRIGHTON LAKE ROAD WHICH IS A LISTING FOR 15,000. ANOTHER COMP IS THE SPRINGHILL ROAD PROPERTIES. ONE LOT ADJACENT TO HIS IS LISTED FOR 10,000. AFTER REVIEW, BOARD LOWERED AV TO 12,000.	
Petition # 16-02	4718-30-303-016 GRIFFITH LLC	515 FLINT RD
	PETITIONER APPEALING THREE VACANT LOTS. MR. GRIFFITH IS A REALTOR AND SAYS VACANT LAND IS NOT SELLING AT ALL. HE FEELS THAT THE LOTS WOULD SELL FOR ONLY 12,000 EACH. PETITIONER PRESENTED COMPS. ONE ON BRIGHTON LAKE ROAD WHICH IS A LISTING FOR 15,000. ANOTHER COMP IS THE SPRINGHILL ROAD PROPERTIES. ONE LOT ADJACENT TO HIS IS LISTED FOR 10,000. AFTER REVIEW, BOARD LOWERED AV TO 10,000.	
Petition # 16-03	4718-30-303-015 GRIFFITH REALTY, INC.	FLINT RD
	PETITIONER APPEALING THREE VACANT LOTS. MR. GRIFFITH IS A REALTOR AND SAYS VACANT LAND IS NOT SELLING AT ALL. HE FEELS THAT THE LOTS WOULD SELL FOR ONLY 12,000 EACH. PETITIONER PRESENTED COMPS. ONE ON BRIGHTON LAKE ROAD WHICH IS A LISTING FOR 15,000. ANOTHER COMP IS THE SPRINGHILL ROAD PROPERTIES. ONE LOT ADJACENT TO HIS IS LISTED FOR 10,000. AFTER REVIEW, BOARD LOWERED AV TO 12,000.	
Petition # 16-04	4718-30-405-005 WENDRICK RICHARD J & GENEVIEVE J TR	111 PONDVIEW CT
	OWNER'S PASSED AWAY. DAUGHTER FEELS THAT THE PROPERTY IS ASSESSED TO HIGH. HER SON IS LIVING IN THE HOUSE. SHE PRESENTED COMPS TO BOARD. PETITIONER SAYS THAT THE PROPERTY RECORD CARD IS INCORRECT AND THAT THE CONDO DOES NOT HAVE 3 BATHROOMS ~ ONLY TWO. NO FINISHED BASEMENT. PETITIONER'S ESTIMATE OF TRUE CASH VALUE IS 170,000. CORRECTION ON BATHES TAKEN AS A LOSS. BOARD REDUCED AV TO 94,650.	
Petition # 16-05	4718-30-403-022 RITZ JAMES C	262 BEAVER ST
	PETITIONER FEELS THAT THE HOME NEEDS MANY COSTLY REPAIRS. BASEMENT LEAKS. PETITIONER PRESENTED COMPS TO THE BOARD. THIS IS HER MOTHER'S HOME AND SHE HAS RECENTLY PASSED AWAY. PETITIONER FEELS THE TRUE CASH VALUE OF THE PROPERTY IS 80,000. ONE COMP FOUND: 236 SCHOOL ST. AFTER ADJUSTMENT MADE FOR EFFECTIVE AGE TO REFLECT ACTUAL AGE, BOARD LOWERED AV TO 67,350.	
Petition # 16-06	4718-30-305-097 PETTENGILL ROBERT S	225 N THIRD ST
	PURCHASED IN OCTOBER 2010. HE FEELS THAT THE ASSESSMENT FAR EXCEEDS 50% OF THE MARKET VALUE. ORIGINALLY LISTED FOR 99,000, IT WAS LISTED FOR A LONG TIME. PURCHASER PAID 70,000 AND FEELS THAT IS THE MARKET VALUE OF THE HOME. IT WAS A FORECLOSURE PROPERTY WITH COMMERCIAL PROPERTY IMMEDIATELY TO THE NORTH. IN 2000 THIS HOME WAS MOVED TO THIS LOCATION FROM ANOTHER SITE IN THE CITY. PETITIONER PRESENTED SIX COMPARABLES TO THE BOARD. BOARD LOOKED AT 614 WALNUT AND 425 N 5TH. AFTER REVIEW, BOARD LOWERED AV TO 65,000.	
Petition # 16-07	4718-99-002-965 HBW SECURITIES	213 W MAIN ST 1
	AMENDED STATEMENT ACCEPTED. BOARD LOWERED AV & TV TO 1,470.	

	Parcel #	Owner's Name	Property Address
Petition # 16-08	4718-99-002-754	ALLIED WASTE INDUSTRIES, INC	VARIOUS
	LETTER APPEAL. PETITIONER WANTS TO SHORTEN THE LIFE OF ASSETS FILED. REQUESTING REDUCTION. APPEAL DENIED.		
Petition # 16-09	4718-30-404-042	SCHERRER, ANDREW J	476 FOREST DR
	WRITTEN APPEAL. COMPARABLES SUBMITTED TO BOARD. BOARD REVIEWED COMP AT 428 FOREST DRIVE WHICH SOLD FOR \$87 / SF. AFTER REVIEW BOARD LOWERED AV TO 50,500.		
Petition # 16-10	4718-30-201-004	DAVIS ANDREW H	507 VICTORIA SQ
	PETITIONERS OWN TWO CONDOS IN HAMILTON FARMS. PETITIONER PRESENTED COMPS TO THE BOARD. THEY FEEL THAT THE CONDOS IN HAMILTON FARMS ARE TOUGH SELLS AS A RESULT OF THE ECONOMY. HOMEOWNERS DUES ARE \$300 / MONTH. BOARD CONSIDERED THE FOLLOWING COMPS 554 FOXBORO SQ, 502 & 500 STONEYWOOD, 539 AND 541 CARBERRY HILL WERE CONSIDERED BY THE BOARD. AFTER REVIEW BOARD LOWERED AV TO 38,490.		
Petition # 16-11	4718-30-201-029	WILSON JESSICA D	500 VICTORIA SQ
	PETITIONERS OWN TWO CONDOS IN HAMILTON FARMS. PETITIONER PRESENTED COMPS TO THE BOARD. THEY FEEL THAT THE CONDOS IN HAMILTON FARMS ARE TOUGH SELLS AS A RESULT OF THE ECONOMY. HOMEOWNERS DUES ARE \$300 / MONTH. BOARD CONSIDERED THE FOLLOWING COMPS 554 FOXBORO SQ, 502 & 500 STONEYWOOD, 539 AND 541 CARBERRY HILL WERE CONSIDERED BY THE BOARD. AFTER REVIEW BOARD LOWERED AV TO 35,650.		
Petition # 16-13	4718-30-306-011	MUHN INVESTMENTS LLC	317 N THIRD ST
	PETITIONER SUBMITTED DOCUMENTATION TO THE BOARD. HE BELIEVES THE MARKET VALUE IS MUCH LESS THAN THE CITY HAD IT ON THE ROLL FOR. COMPARED TO DUPLEX AT 170 O'DOHERTY. PETITIONER CONTENDS THE TRUE CASH VALUE OF THIS PROPERTY IS 124,000. PROPERTY NEXT DOOR WHICH IS THE SAME HAS BEEN LISTED FOR 139,900. AFTER REVIEW, ASSESSMENT DETERMINED TO BE ACCURATE.		
Petition # 16-14	4718-30-100-049	CROSS GRAND PLAZA L.L.C.	8707 W GRAND RIVER
	PETITIONER DEVELOPED CROSS GRAND PLAZA. SUBMITTED RENT ROLL AND INCOME VALUE PROJECTION. RENTS HAVE DECLINED. PAYLESS AND EYE DOCTOR WAS PAYING \$18 / SF AND NEW TENANT (ART VAN MATTRESS STORE) IS PAYING 12.50 / SF ~ NNN LEASES. BAGEL SHOP RENT HAS DROPPED AND IS NOT PAYING CAM CHARGES. BLOCKBUSTER HAS FILED CHAPTER 11. COMMON AREA COSTS ARE APPROX 5.35 / SF. AFTER APPLYING THE INCOME APPROACH BOARD LOWERED AV TO 1,399,030.		
Petition # 16-16	4718-30-401-134	KUJAWA, LEO LIVING TRUST	114 OAK ST
	WRITTEN APPEAL. MORTGAGE APPRAISAL SUBMITTED TO BOARD. AFTER ADJUSTMENT TO CLASS AND DEPRECIATION, BOARD LOWERED AV TO 103,130.		
Petition # 16-17	4718-30-201-067	WASNER, SUZANNE E.	548 FOXBORO SQ
	PETITIONER LIVES IN A INTERIOR UNIT. PROPERTY VALUES HAVE PLUNGED. COMPARABLES PRESENTED TO BOARD. FOUND LETTER FROM GOVERNOR SAYING FORECLOSURES CAN BE USED UNDER CERTAIN CONDITIONS. SHE FEELS DISTRESSED SALES ARE IMPACTING THE MARKET. HER UNIT HAS BEEN UPGRADED OVER THE YEARS. SHE FEELS THAT HER TRUE CASH VALUE IS 55,000. BOARD CONSIDERED THE FOLLOWING COMPS 554 FOXBORO SQ, 502 & 500 STONEYWOOD, 539 AND 541 CARBERRY HILL WERE CONSIDERED BY THE BOARD. AFTER REVIEW BOARD LOWERED AV TO 35,650.		

Petition #	Parcel #	Owner's Name	Property Address
Petition # 16-19	4718-06-101-147	STEWART JONATHAN & FINNERTY C	8569 LEE RD
	PETITIONER JUST PURCHASED THE HOME IN JANUARY ~ 3% CONCESSIONS. HE PRESENTED AN AERIAL PHOTO, PICTURES OF HOME AND COMPARABLES TO BOARD. COMPARABLES IN GREEN OAK TOWNSHIP. AFTER REVIEW, ASSESSMENT DETERMINED TO BE ACCURATE.		
Petition # 16-20	4718-30-100-088	MACATI INVESTMENT CO.	8510 W GRAND RIVER
	PETITIONER SUBMITTED BALANCE SHEET & INCOME STATEMENT TO BOARD. BIG BOY RENTS SPACE FOR 7,000 / MONTH NNN. BUSINESS IS STRUGGLING AND HAVING A HARD TIME PAYING THE TAXES. AFTER REVIEW, ASSESSMENT DETERMINED TO BE ACCURATE.		
Petition # 16-21	4718-30-100-089	MACATI INVESTMENT CO.	CHALLIS RD
	PETITIONER STATES VACANT PROPERTY HAS 149' ON CHALLIS ROAD. HE FEELS IT'S THE VALUE IS OVERSTATED. AFTER REVIEW, BOARD APPLIED A OBSOLESECE FOR WIDTH AND REDUCED AV TO 65,000.		